

115.0

0002

0046.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
823,000 / 823,000

USE VALUE:

823,000 / 823,000

ASSESSED:

823,000 / 823,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WINKLER DANIEL S/ETAL	
Owner 2: HITZEMANN MARIETTA B	
Owner 3:	

Street 1: 219 FOREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,210 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9210		Sq. Ft.	Site		0	70.	0.76	5									487,413						487,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9210.000	332,000	3,600	487,400	823,000			
Total Card		0.211	332,000	3,600	487,400	823,000	Entered Lot Size		
Total Parcel		0.211	332,000	3,600	487,400	823,000	Total Land:		
Source: Market Adj Cost							Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										115.0-0002-0046.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	331,800	3600	9,210.	487,400	822,800	822,800	Year End Roll	12/18/2019	
2019	101	FV	253,000	3600	9,210.	494,400	751,000	751,000	Year End Roll	1/3/2019	
2018	101	FV	251,100	0	9,210.	369,000	620,100	620,100	Year End Roll	12/20/2017	
2017	101	FV	251,100	0	9,210.	334,200	585,300	585,300	Year End Roll	1/3/2017	
2016	101	FV	251,100	0	9,210.	320,300	571,400	571,400	Year End	1/4/2016	
2015	101	FV	237,200	0	9,210.	271,600	508,800	508,800	Year End Roll	12/11/2014	
2014	101	FV	237,200	0	9,210.	257,600	494,800	494,800	Year End Roll	12/16/2013	
2013	101	FV	237,200	0	9,210.	245,100	482,300	482,300		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGGAG ZINAB	25660-148		9/15/1995		158,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	175	Solar Pa	7,269	C				
4/26/2016	506	Solar Pa	11,200					solar on custom de

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	BS	Barbara S
11/5/2008	Meas/Inspect	294	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/9/2000	Measured	264	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id # 1:	74038
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
12/10/20	23:29:28
LAST REV Date:	
LAST REV Time:	
09/27/18	16:07:24
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style				Full Bath: 1	Rating: Average			PDAS.								29											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall: 4 - Vinyl	10%			OthrFix:	Rating:																						
Roof Struct: 3 - Gambrel				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Color: NATURAL				A Kits:	Rating:			Other																			
View / Desir:				Frl:	Rating:			Upper																			
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2																			
Grade: C - Average				CONDOS INFORMATION				Lvl 1																			
Year Blt: 1921	Eff Yr Blt:			Location:				Lower																			
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION																							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%																					
Prim Int Wall: 2 - Plaster				Functional:		%																					
Sec Int Wall:		%		Economic:		%																					
Partition: T - Typical				Special:		%																					
Prim Floors: 3 - Hardwood				Override:		%																					
Sec Floors: 6 - Ceramic Tile	20%			Total:	18.6	%																					
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																							
Subfloor:				Basic \$ / SQ:	130.00																						
Bsmnt Gar:				Size Adj.: 1.35000002																							
Electric: 3 - Typical				Const Adj.: 1.02191758																							
Insulation: 2 - Typical				Adj \$ / SQ: 179.347																							
Int vs Ext: S				Other Features: 80500																							
Heat Fuel: 2 - Gas				Grade Factor: 1.00																							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100		% AC:		LUC Factor: 1.00																							
Solar HW: NO		Central Vac: NO		Adj Total: 407832																							
% Com Wall		% Sprinkled:		Depreciation: 75857																							
				Depreciated Total: 331976																							
MOBILE HOME				Make:				Serial #:				Year:				Color:											
SPEC FEATURES/YARD ITEMS				Model:																							
												PARCEL ID 115.0-0002-0046.0								IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
22	Wood Deck	D	Y	1	21X19	A	GD	2017	8.51	T	3.8	101			3,300			3,300									
A1	METAL SHD	D	Y	1	6X10	A	GD	2017	4.67	T	3.8	101			300			300									
More: N	Total Yard Items:	3,600		Total Special Features:					Total:			3,600															